

As of June 1, 2019.

Table 1. Labor Force and Employment in the Jacksonville HMA, 2000 Through May 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				May 2018	May 2019
Labor Force	589.1	598.8	597.1	599.9	611.9	635.5	658.0	674.5	687.7	681.0	697.1	701.5	704.1	709.4	715.3	719.1	735.8	760.3	773.5	768.0	774.4
Resident Employment	570.0	573.3	564.7	568.9	582.7	611.7	636.3	648.0	646.3	613.0	622.2	633.4	646.4	659.8	670.6	680.4	701.6	729.6	747.2	739.2	748.9
Unemployment	19.1	25.5	32.4	31.1	29.3	23.9	21.7	26.5	41.4	68.0	74.9	68.1	57.7	49.6	44.6	38.7	34.2	30.7	26.3	28.8	25.5
Unemployment Rate (%)	3.2	4.3	5.4	5.2	4.8	3.8	3.3	3.9	6.0	10.0	10.7	9.7	8.2	7.0	6.2	5.4	4.6	4.0	3.4	3.8	3.3
Total Nonfarm Payroll Jobs	561.3	561.7	557.3	559.9	575.4	601.0	622.1	631.0	618.7	583.4	579.9	586.1	594.5	607.9	623.9	646.1	668.3	689.6	708.4	699.3	712.1
Goods-Producing Sectors	72.7	69.8	69.6	71.2	75.4	80.1	84.6	83.0	76.1	62.5	56.6	54.9	55.6	57.9	60.6	64.6	68.8	73.2	77.2	75.6	77.3
Mining, Logging, & Construction	32.6	33.1	34.6	37.3	41.5	46.0	50.7	49.8	43.6	33.2	29.1	27.4	27.7	30.1	32.6	35.5	39.2	42.2	45.8	44.4	45.7
Manufacturing	40.1	36.8	35.0	34.0	33.9	34.2	33.9	33.2	32.5	29.3	27.5	27.5	27.9	27.8	28.0	29.0	29.6	31.0	31.4	31.1	31.6
Service-Providing Sectors	488.7	491.8	487.7	488.7	500.0	520.9	537.5	548.0	542.6	521.0	523.3	531.2	538.9	550.0	563.4	581.6	599.6	616.4	631.2	623.7	634.8
Wholesale & Retail Trade	96.0	93.0	93.1	94.7	97.3	101.3	104.3	106.2	103.5	95.7	93.9	93.3	94.6	96.0	97.3	100.5	102.9	106.5	112.4	109.7	112.7
Wholesale Trade	25.6	25.4	25.0	25.9	26.1	27.4	29.5	29.7	28.1	26.2	25.1	24.3	24.4	24.4	23.7	24.7	25.4	25.0	25.5	25.1	25.9
Retail Trade	70.4	67.6	68.1	68.8	71.2	73.9	74.8	76.5	75.4	69.5	68.8	69.0	70.2	71.6	73.6	75.8	77.5	81.5	86.9	84.6	86.8
Transportation & Utilities	32.9	31.7	30.4	29.4	30.1	31.1	32.2	32.5	32.3	30.7	30.0	30.3	30.6	31.5	33.0	34.2	34.6	35.7	38.0	36.7	37.5
Information	15.3	14.5	13.2	12.4	11.6	11.9	11.1	10.2	10.3	10.4	10.2	9.7	9.3	9.2	9.3	9.4	9.5	9.3	9.4	9.3	9.4
Financial Activities	56.5	57.9	57.7	57.6	58.4	59.3	59.8	60.1	59.7	55.8	55.7	58.0	60.0	61.5	60.9	61.5	64.2	67.1	67.0	67.2	66.7
Professional & Business Services	84.9	88.5	81.7	79.2	78.9	84.7	92.0	91.0	84.7	79.8	82.7	87.9	91.2	94.3	98.5	101.0	102.7	106.0	108.0	107.3	108.7
Education & Health Services	59.6	61.1	63.5	64.7	67.9	71.3	74.5	77.9	81.7	83.7	85.7	87.8	89.2	91.3	93.4	97.6	102.6	105.4	107.5	106.4	108.6
Leisure & Hospitality	50.8	51.7	53.1	53.9	56.8	61.0	62.7	66.5	67.9	65.3	65.0	66.3	69.0	71.8	75.5	79.9	82.5	84.7	85.5	85.0	86.5
Other Services	23.3	23.4	24.4	25.1	25.7	26.1	26.9	27.5	25.8	23.2	23.0	21.6	20.3	20.6	21.7	23.1	25.0	25.3	26.5	25.7	27.1
Government	69.3	70.2	70.5	71.6	73.2	74.4	74.0	76.2	76.7	76.4	77.1	76.5	74.7	73.9	73.7	74.4	75.5	76.3	77.0	76.4	77.6
Federal	17.8	17.7	17.7	18.0	17.8	17.4	16.9	17.0	17.1	17.5	18.0	17.3	17.3	17.0	16.8	17.1	17.6	17.8	17.9	17.8	18.1
State	11.4	11.5	11.2	11.3	11.4	12.1	12.2	12.4	12.3	13.4	15.0	15.3	15.0	14.9	15.1	15.0	15.1	15.4	15.3	15.4	15.2
Local	40.1	41.1	41.5	42.3	44.0	45.0	44.9	46.7	47.3	45.4	44.1	43.9	42.4	42.0	41.8	42.3	42.9	43.1	43.8	43.3	44.3

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of June 1, 2019.

Table 2. Population and Household Trends in the Jacksonville HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Jacksonville HMA	1,122,750	1,345,596	1,556,000	1,627,000	22,300	1.8	23,000	1.6	23,450	1.5
Duval Submarket	778,879	864,263	959,700	989,800	8,550	1.0	10,400	1.1	10,050	1.0
Suburban Submarket	263,949	380,904	480,900	515,900	11,700	3.7	10,900	2.6	11,700	2.4
Rural Submarket	79,922	100,429	115,700	120,900	2,050	2.3	1,675	1.6	1,725	1.5
Households										
Jacksonville HMA	432,627	524,146	607,500	636,600	9,150	1.9	9,100	1.6	9,725	1.6
Duval Submarket	303,747	342,450	382,500	396,500	3,875	1.2	4,375	1.2	4,650	1.2
Suburban Submarket	99,857	144,130	181,100	194,200	4,425	3.7	4,025	2.5	4,350	2.4
Rural Submarket	29,023	37,566	43,800	45,950	850	2.6	680	1.7	720	1.6

Notes: The current date is June 1, 2019. The forecast date is June 1, 2022.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of June 1, 2019.

Table 3. Housing Inventory, Tenure, and Vacancy in the Jacksonville HMA, 2000, 2010, and Current

	Jacksonville HMA			Duval Submarket			Suburban Submarket			Rural Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	475,043	598,490	669,200	329,778	388,486	415,400	111,756	165,308	200,800	33,509	44,696	52,950
Occupied Units	432,627	524,146	607,500	303,747	342,450	382,500	43,799	144,130	181,100	29,023	37,566	43,800
Owner-Occupied	292,183	350,768	381,700	191,734	211,077	205,200	35,041	110,429	141,400	23,445	29,262	35,050
%	67.5	66.9	62.8	63.1	61.6	53.6	80.0	76.6	78.1	80.8	77.9	80.0
Renter-Occupied	140,444	173,378	225,800	112,013	131,373	177,300	8,758	33,701	39,700	5,578	8,304	8,750
%	32.5	33.1	37.2	36.9	38.4	46.4	20.0	23.4	21.9	19.2	22.1	20.0
Vacant Units	42,416	74,344	61,700	26,031	46,036	32,900	9,158	21,178	19,650	4,486	7,130	9,150
Available Units	20,438	38,737	21,900	14,525	28,234	16,500	958	8,157	4,450	1,713	2,346	960
For Sale	5,256	12,228	6,400	3,469	7,442	3,750	498	3,793	2,150	305	993	500
Rate (%)	1.8	3.4	1.6	1.8	3.4	1.8	1.4	3.3	1.5	1.3	3.3	1.4
For Rent	15,182	26,509	15,500	11,056	20,792	12,750	461	4,364	2,300	1,408	1,353	460
Rate (%)	9.8	13.3	6.4	9.0	13.7	6.7	5.0	11.5	5.5	20.2	14.0	5.0
Other Vacant	21,978	35,607	39,800	11,506	17,802	16,400	8,200	13,021	15,200	2,773	4,784	8,200

Note: The current date is June 1, 2019.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of June 1, 2019.

Table 4. Residential Building Permit Activity in the Jacksonville HMA, 2000 Through May 2019

Type of Building Permit																				12 Months Ending	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	May 2018	May 2019
Jacksonville HMA																					
Total	11,578	12,750	14,371	16,101	19,496	25,237	19,142	12,338	8,083	4,666	3,606	4,131	7,536	7,508	8,081	10,171	12,048	13,134	15,491	14,136	15,975
Sales	9,766	9,864	11,897	13,976	15,131	23,485	16,643	9,620	5,954	3,340	3,441	3,259	4,700	6,417	6,724	7,431	8,957	9,964	10,867	10,400	11,253
Rental	1,812	2,886	2,474	2,125	4,365	1,752	2,499	2,718	2,129	1,326	165	872	2,836	1,091	1,357	2,740	3,091	3,170	4,624	3,736	4,722
Duval Submarket																					
Total	5,801	6,767	8,261	8,399	9,661	13,507	11,308	7,280	4,511	2,694	1,501	1,589	3,939	2,996	3,446	4,514	5,751	6,105	7,201	6,189	8,134
Sales	4,466	5,009	6,253	6,746	6,237	12,206	9,528	4,730	2,940	1,498	1,446	1,028	1,425	2,133	2,657	2,614	2,966	3,351	4,054	3,611	4,160
Rental	1,335	1,758	2,008	1,653	3,424	1,301	1,780	2,550	1,571	1,196	55	561	2,514	863	789	1,900	2,785	2,754	3,147	2,578	3,974
Suburban Submarket																					
Total	4,598	5,082	5,157	6,674	8,262	9,921	6,372	3,955	2,755	1,674	1,819	2,186	3,255	3,911	4,001	4,378	5,202	5,685	6,810	6,387	6,267
Sales	4,485	4,034	4,744	6,233	7,388	9,473	5,879	3,923	2,503	1,544	1,709	1,887	2,941	3,745	3,479	3,979	4,915	5,413	5,592	5,492	5,559
Rental	113	1,048	413	441	874	448	493	32	252	130	110	299	314	166	522	399	287	272	1,218	895	708
Rural Submarket																					
Total	1,179	901	953	1,028	1,573	1,809	1,462	1,103	817	298	286	356	342	601	634	1,279	1,095	1,344	1,480	1,560	1,574
Sales	815	821	900	997	1,506	1,806	1,236	967	511	298	286	344	334	539	588	838	1,076	1,200	1,221	1,297	1,534
Rental	364	80	53	31	67	3	226	136	306	0	0	12	8	62	46	441	19	144	259	263	40

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



As of June 1, 2019.

Table 5. Median Income in the Jacksonville HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	48,800	56,559	64,400	1.5	1.6
Median Household Income	42,439	50,010	58,709	1.7	2.0

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2017 median household income—U.S. Census Bureau, 2009 and 2017 American Community Survey, 1-year data

